

LINE	BEARING	DISTANCE
L1	S 50° 56' 38" W	35.88'
L2	N 14° 20' 25" E	9.52'
L3	N 70° 49' 38" W	44.35'
L4	N 88° 09' 06" E	55.95'
L5	S 02° 02' 49" W	69.12'
L6	N 66° 47' 59" W	42.75'
L7	S 50° 08' 40" W	57.87'
L8	N 37° 57' 03" W	12.15'
L9	S 44° 38' 51" E	31.74'

(EAST)(1)(SEE NOTE 8)
N 89°36'16" W
50.00'

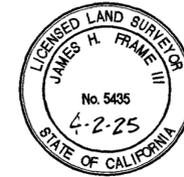
WOODLAND AVENUE

SEE SHEET 2 FOR CURVE TABLE

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF TIZA SERRANO THOMPSON & ASSOCIATES IN FEBRUARY, 2025.

[Signature]
JAMES H. FRAME III L.S. 5435



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 21ST DAY OF July, 2025.

[Signature]
STEPHEN D. WILLIAMS, LS 6878 EXP 9/30/2026
YOLO COUNTY SURVEYOR



RECORDER'S STATEMENT

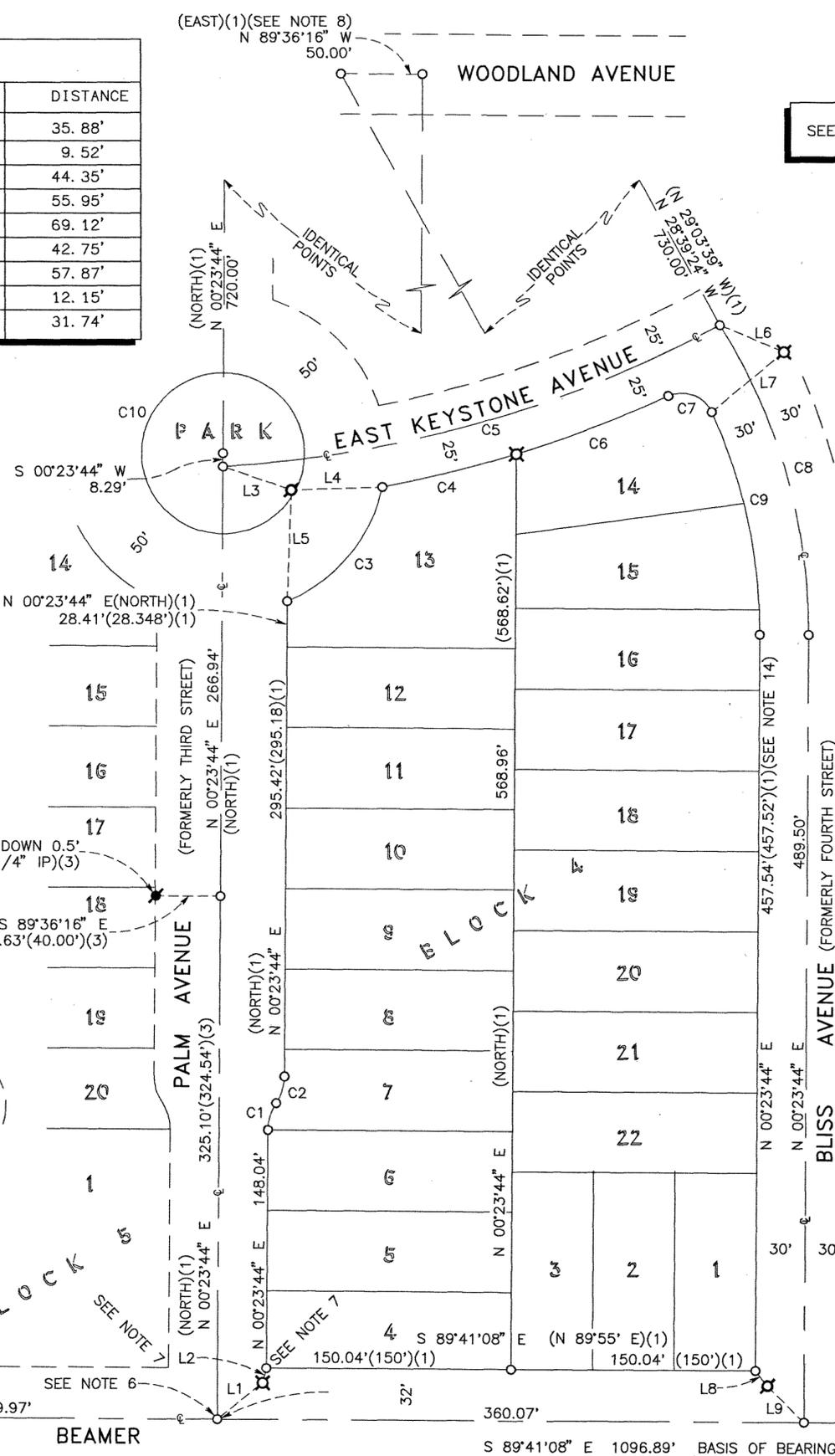
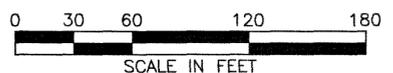
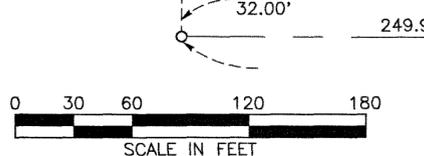
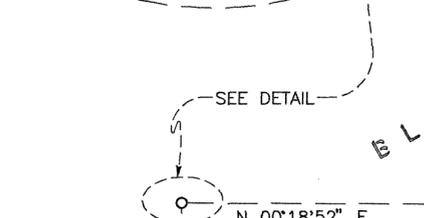
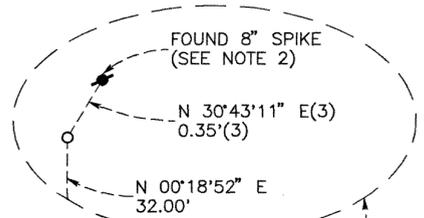
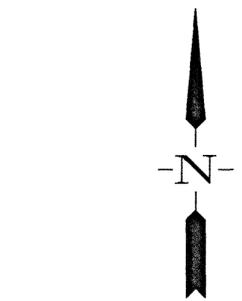
FILED THIS 25th DAY OF July, 2025, AT 10:49 A.M.
IN BOOK 2025 OF MAPS AT PAGE 26 & 27, AT THE REQUEST OF FRAME SURVEYING & MAPPING.

[Signature]
JESSE SALINAS
COUNTY RECORDER

BY: *[Signature]*
DEPUTY / ASSISTANT Carry Hicks



LEGEND	
o	DIMENSION POINT
o with dot	FOUND MONUMENT AS NOTED
o with cross	SET NAIL & TAG LS 5435 REFERENCE MONUMENT
o with X	SET 1" COPPER DISK LS 5435 REFERENCE MONUMENT
(1)	RECORD PER 3 M 20
(2)	RECORD PER 11 M&S 24
(3)	RECORD PER 2006 M 128
M	MAPS



FEBRUARY, 2025 SCALE: 1" = 60'
JOB NO. 7525-011
SHEET 1 OF 2

RECORD OF SURVEY
NORTH CORNER COMMON TO LOTS 13 & 14, BLOCK 4, 3 M 20
CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA

IF FRAME SURVEYING & MAPPING
609 A STREET DAVIS, CA 95616
530.756.8584 framesurveying.com

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE NORTH CORNER COMMON TO LOTS 13 AND 14 OF BEAMER'S WOODLAND PARK (3 M 20).
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BEAMER STREET AS ESTABLISHED FROM THE WEST MONUMENT AT THE INTERSECTION OF BEAMER AND FIFTH STREETS AND A POINT 32 FEET SOUTH OF THE DIMENSION POINT SHOWN ON 2006 M 128 IN BLOCK 5 OF 3 M 20 (SEE DETAIL ON SHEET 1), TAKEN AS SOUTH 89° 41' 08" EAST PER 11 M&S 24.
3. 2006 M 128 SHOWS A FOUND 5/8" REBAR NORTHEAST OF THE DIMENSION POINT REFERENCED IN NOTE 1 ABOVE. PER THE INSTANT SURVEY, A MONUMENT THAT AT FIRST APPEARED TO BE A 5/8" REBAR WAS FOUND, BUT UPON CLOSER INSPECTION IT WAS SHOWN TO BE AN 8" SPIKE. AFTER REFERENCING THE LOCATION TO TEMPORARY POINTS, THE SPIKE WAS REMOVED, BUT NO OTHER MONUMENTS WERE FOUND BELOW. THE SPIKE WAS ACCEPTED AS BEING THE SAME MONUMENT SHOWN ON 2006 M 128 AND WAS REPLACED IN THE POSITION FOUND.
4. THE CENTER OF THE PARK LOT AT THE INTERSECTION OF PALM AVENUE (FORMERLY THIRD STREET) AND EAST KEYSTONE AVENUE WAS ESTABLISHED BY LOCATING THE BACK OF THE OUTER CURB AT MULTIPLE LOCATIONS IN BLOCKS 4, 5, 9 AND 10 PER 3 M 20.
5. THE CENTERLINE OF PALM AVENUE WAS ESTABLISHED AT RECORD BEARING PER 2006 M 128. THIS CLOSELY FITS THE SPLIT OF IMPROVEMENTS AS DETERMINED BY BACK OF SIDEWALK LOCATIONS.
6. THE INTERSECTION OF PALM AVENUE AND BEAMER STREET LANDS ON A CONCRETE MANHOLE SURROUND, SOUTH OF THE MANHOLE. THE AGE OF THE SURROUND WAS NOT DETERMINED, BUT NO EVIDENCE OF THE 1" IRON BAR PER 11 M&S 24, 2005 M 21 AND 2006 M 128 WAS FOUND.
7. SHEET 1 OF 3 M 20 SHOWS AN UNDIMENSIONED RADIUS AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 5 AND AT THE SOUTHWEST CORNER OF LOT 4 BLOCK 4, BUT THESE ARE NOT SHOWN ON SHEET 2. THE LOT DIMENSIONS ON SHEET 1 EXTEND TO THE RIGHT-ANGLE INTERSECTIONS OF THE STREET RIGHT-OF-WAY LINES, SO THE ROUNDED CORNERS ARE NOT SHOWN ON THIS MAP.
8. THE CENTERLINE OF EAST KEYSTONE AVENUE AND THE INTERSECTION OF EAST KEYSTONE AVENUE AND BLISS AVENUE (FORMERLY FOURTH STREET) WERE ESTABLISHED AT THE LOCATIONS PRESCRIBED BY THE GEOMETRY SHOWN ON 3 M 20 FROM THE CENTER OF THE PARK LOT. ALTHOUGH THE RADIUS POINT OF THE EAST KEYSTONE AVENUE CENTERLINE IS SHOWN AS BEING ON THE CENTERLINE OF WOODLAND AVENUE PER 3 MAPS 20, THIS SURVEY DOES NOT PURPORT TO ESTABLISH THE CENTERLINE OF WOODLAND AVENUE. THE LOCATION OF THE RADIUS POINT SHOWN PERTAINS ONLY TO THE CENTERLINE OF EAST KEYSTONE AVENUE.
9. THE CENTERLINE OF THE TANGENT STRETCH OF BLISS AVENUE WAS ESTABLISHED PARALLEL WITH THE CENTERLINE OF PALM AVENUE AT THE MEAN OF THE CONCRETE SIDEWALK LOCATIONS.
10. THE CENTERLINE OF THE CURVED STRETCH OF BLISS AVENUE WAS ESTABLISHED AT RECORD RADIUS FROM THE INTERSECTION OF EAST KEYSTONE AVENUE AND THE TANGENT STRETCH OF BLISS AVENUE.
11. THE BOUNDARIES OF BLOCK 4 WERE ESTABLISHED BY OFFSETTING THE STREET CENTERLINES BY RECORD STREET DIMENSIONS PER 3 M 20.
12. THE MIDLINE OF BLOCK 4 WAS ESTABLISHED PARALLEL WITH AND MIDWAY BETWEEN THE CENTERLINES OF PALM AVENUE AND BLISS AVENUE. THE RESULTING MIDLINE LENGTH IS 568.96 FEET, VERSUS 568.62 FEET PER 3 M 20.
13. A 1" COPPER DISK STAMPED LS 5435 OR A NAIL & TAG LS 5435 WAS SET IN THE VICINITY OF EACH OF THE FOUR STREET INTERSECTIONS IN ORDER TO PERPETUATE THE RESULTS OF THIS SURVEY. TIE LINES FROM EACH DISK TO ONE OR MORE DIMENSIONED LOCATIONS ON THE SURVEY ARE SHOWN AND REFERENCED IN THE LINE TABLE.
14. 3 M 20 LABELS THE DISTANCE ALONG THE WEST LINE OF FOURTH STREET (NOW BLISS AVENUE) FROM THE NORTH LINE OF BEAMER STREET TO THE CURVE THAT BEGINS IN LOT 16 AS 459.52 FEET. THIS LABEL IS NOT CORRECT, AS VERIFIED BY THE SUM OF THE INDIVIDUAL LOT DISTANCES AND THE BLOCK CLOSURE CALCULATIONS. THE LABELS SHOULD READ 457.52 FEET.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CH BEARING	CH DIST
C1	30.00'	33° 33' 26"	17.57'	9.05'	N 17° 10' 27" E	17.32'
C2	30.00'	33° 33' 26"	17.57'	9.05'	N 17° 10' 27" E	17.32'
C3	100.00'	54° 40' 04"	95.41'	51.69'	N 39° 29' 01" E	91.83'
C4	755.00'	06° 26' 31"	84.89' (84.849')(1)	42.49'	N 75° 52' 39" E	84.84'
C5	730.00'	25° 07' 29"	320.11'	162.67'	N 73° 54' 21" E	317.55'
C6	755.00'	07° 35' 29"	100.03' (100.138')(1)	50.09'	N 68° 51' 39" E	99.96'
C7	20.00'	90° 34' 19"	31.62' (31.638')(1)	20.20'	S 69° 38' 56" E	28.43'
C8	360.00'	32° 15' 43"	202.71'	104.12'	S 15° 44' 07" E	200.04'
C9	330.00'	24° 45' 31"	142.60' (142.265')(1)	72.43'	S 11° 59' 01" E	141.49'
C10	50.00'	360° 00' 00"	314.16'	NONE	NONE	NONE